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**MINUTES
PARKS AND RECREATION BOARD
September 23, 1997**

A regularly scheduled meeting of the Parks and Recreation Board was held on Tuesday, September 23, 1997, at Fiesta Gardens, 2101 Bergman Avenue, Austin, Texas. Board members present: Dewayne Naumann, Elaine Carter, Secretary, Rosemary Castleberry, Chair, Erma Linda Cruz-Torres, Jeff Francell.

Staff members present: Reuben Olivo, Mary Ybarbo, Raul Calderon, Kendall Moss, Deputy Director, Stuart Strong, Jesus M. Olivares, Director.

A. MEETING CALLED TO ORDER

The meeting was called to order at 6:45 p.m. by Rosemary Castleberry.

B. APPROVAL OF MINUTES

The minutes of September 9, 1997, were approved.

C. CITIZEN COMMUNICATION

Susan Walker, President of Live Oak Theatre, approached the board and asked for endorsement of the bond monies to renovate the Live Oak Theatre.

Shannon Bower, President of Bureau of Airborne Technology (BAT), approached the board and briefly explained his program for helping prevent crimes on parkland by the use of helicopters.

D. PUBLIC HEARING

Conduct a Public Hearing on the Location for an East Austin Activity Center

Ponciana Morales, Architect, and Robert Mendoza, Vice President of the Greater East Austin Youth League (GEAYL), gave the board a short presentation on the need to relocate the activity center from the original location to an area closer to the parking lot. The Environmental Board requested the relocation because of environmental concerns with the previous site.

Buster Capuchino read the vision statement of the Greater East Austin Youth League and gave a brief history of the league.

The following citizens indicated their disapproval of the activity center either in writing or by voice: Marcelo Tafoya, Paul Hernandez, Leslie Hernandez, Gavino Fernandez, Marie Govea, Dorothy Simpson, Jeffrey Melendez, Edward Run-down, Sr., Elisa Run-down, Reuben Montana, Robert Run-down, Edward Run-down, Jr., Manual Lizcano, Elvira Escobar, Robert Donley, Beatrice Segovia, Jesse Segovia, Alvaro Sanchez, Minnie Chapa.

At the request of several citizens, Gavino Fernandez was given an extended seven minutes to express his disapproval of the activity center.

The following citizens indicated their approval of the activity center either in writing or by voice: Andrew Canto, Jose Quintero, Ric Berguero, Jon Capuchino,

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Joe De La Cruz, Buster Capuchino, Linda Mendoza, David Trevino.

Diana Castaneda, former school board member, expressed concern for the neighborhood planning process.

Maria and Frank Ramirez expressed concern for a senior activity center in the area.

Dewayne Naumann made a motion to close the public hearing. Elaine Carter seconded. The vote to close was 5-0 (Francell, Castleberry, Carter, Naumann, Cruz-Torres)

E. ITEMS FOR ACTION

Make a Recommendation Regarding the Location of an East Austin Activity Center

Elaine Carter made a motion to set this item for the next board meeting. Erma Linda Cruz-Torres seconded. The motion passed 5-0 (Francell, Castleberry, Carter, Naumann, Cruz-Torres)

Make a Recommendation to Council Regarding Plans for Gillis Park Drainage Improvements

A presentation was previously given to the Land and Facilities Committee on this issue and a favorable recommendation was made. Stuart Strong, Principal Planner, informed the board the Drainage Utility Department has secured a grant from the Texas Natural Resources Conservation Commission for a creek bank stabilization demonstration project. The proposal is to use alternative methods of bank stabilization. A soft retaining wall system, comprised of soil wrapped with a geotextile fabric and a vegetated face would be placed along 300' of the creek in the southwest corner of Gillis Park. During construction the process will be videotaped and compiled into a presentation that would be a "how to" for construction crews. There will be no cost to the department. Elaine Carter motioned to accept the Land and Facilities recommendation to support this project as described by staff. Dewayne Naumann seconded. The vote in favor was 5-0 (Francell, Castleberry, Carter, Naumann, Cruz-Torres)

Make a Recommendation to Council Regarding a Parkland Improvement Agreement for Sendera Subdivision

Stuart Strong informed the board that Milburn Homes, developer of the Sendera Subdivision dedicated a 4.6 acre park to the municipal utility district (MUD) prior to the City's annexation and dissolution of the MUD. Upon dissolution of the MUD, the park became City of Austin parkland. Adjacent to the park is the 1.5 acre private lot which Milburn will develop as the Sendera Amenities Area with a bathhouse, pool and picnic facilities. Milburn will construct a parking lot to straddle the property line between City parkland and the private area. The lot will provide access and parking for patrons of both the City park and the private Sendera Amenities area. The Land and Facilities Committee supports this project. Dewayne Naumann made a motion that the board accept this recommendation from staff to Council for the parkland improvement and use agreement for Sendera Park. Elaine Carter seconded. The vote to accept was 4-0-1. (Francell, Castleberry, Carter, Naumann) (Cruz-Torres)

Discuss cancellation of November 11, 1997, Parks Board Meeting (Veterans Day Holiday)

Dewayne Naumann moved to cancel the parks board meeting of November 11, 1997. Jeff Francell seconded. The vote to cancel was 5-0 (Francell, Castleberry, Carter, Naumann, Cruz-Torres)

Discuss and Set Two Joint Public Hearings with the Environmental Board for Balcones Canyonland Preserves (BCP) Land Management Plans

Tiers 1-2-3 of the Land Management Plans have been distributed to board members. Tuesday, October 21, 1997 is the first suggested date set for a public hearing.

F. DIRECTOR'S REPORT

Jesus M. Olivares, Director, introduced Amanda Friedman, assistant to Toby Futrell, and asked her to brief the board on the State Theatre project. Ms. Friedman informed the board that Live Oak will pay off the balance of the mortgage. Live Oak has purchased the State Theatre. Live Oak will abide by a voluntary restrictive covenant to restrict use to a theatre. Live Oak will lease the facility to the City for 20 years. It will be a non-cancellable lease. Live Oak will serve as project manager for renovation construction and will get an interim construction loan to begin construction. Bond dollars are in an escrow account and will be drawn by Live Oak based on negotiated construction milestones. At all times construction will be monitored by Public Works staff. Once construction is complete the City will sublease facility back to Live Oak for 20 years and sublease is cancelable. Live Oak will serve as facility manager and provide 20 years worth of services. There are four areas of service. The theatre will be made available a minimum of 30% of the time for other artists (109 days). Time will be proportional across seasons and weekdays/week ends. During these times Live Oak will provide full staff support of facility. Of the 109 days available to other artists 28 days will be free and 81 days will be on a sliding scale basis. Live Oak will offer six benefit performances and six free uses for other groups to do fundraisers. An arts incubator program will provide office space, telephone, equipment and consulting. Youth programming will provide 600 tickets to PARD. Total value of these services annually will be \$129,250. The 20 year benefit of these services to the community will be \$2,585,000. Public works has reviewed the architectural plans and has concluded \$1.9M should cover expenses. Renovations would include expanded and lowered stage, new seating at main floor and part of balcony, restroom improvements, renovation of mezzanine and lobby, acoustical improvements and new HVAC improvements. Any renovation costs in addition to the \$1.9M in bond funds would be the sole responsibility of Live Oak. At the board meeting September 9th members expressed four main concerns: (1) a minimum 20 year lease. (Live Oak has already agreed to a 20 year term for the lease and sublease; (2) a conditional zoning overlay to ensure building is maintained as theatre space (Live Oak has agreed to pursue a restrictive covenant that does this); (3) that the sublease be cancelable in the event of bankruptcy (the sublease from the City of Austin to Live Oak will include a cancellation clause); and (4) the City be extended to Reynolds-Penland Building (Live Oak has agreed to negotiated use agreement of the Reynolds-Penland Building to use the dressing room, rehearsal space and the proposed 150 seat theatre).

Don Toner, Live Oak Manager, informed the board he has tried to address all the

concerns of the board members.

Mr. Olivares informed the board there was a memo in the agenda backup that gives an update on the 360 concession situation.

Kendall Moss, Deputy Director, informed the board the department has been looking for some structural ways to address the problems in Pease Park and has identified four goals in this pursuit: (1) to decrease amount of illegal sexual activities, (2) do it in a way not to disrupt traffic patterns, (3) to provide adequate access for park users and (4) to find a cost effective method. Meetings have been held with the surrounding neighbors. Temporary barricades have been placed at various locations along Parkway/Kingsbury, the road that forms the western boundary of the park. Three barricade patterns have been piloted. The barricades were posted during park curfew hours (10:00 p.m. to 5:00 a.m.). Along with the observations of neighbors, Park Police officers and other PARD staff members, together with the traffic count data, PARD will meet with Public Works later to determine results and take action.

G. COMMITTEE REPORTS

Notes from the last Programs Committee were distributed.

Dewayne Naumann reported Stacey Dukes-Rhone is the Austin Business and Industry representative and Charles Whitford is the Investment and Real Estate representative on the Airport Advisory Group. There are six more appointments to be made.

Dewayne Naumann and Peter Marsh attended a meeting of the Lake Austin Advisory Panel where the duck weed problems were addressed.

H. ITEMS FROM BOARD MEMBERS (not for action)

Jeff Francell asked if he could serve on the Navigation Committee. Staff will investigate.

I. ADJOURN

The meeting adjourned at 8:45 p.m.

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